
12.00 Wall Finishes

12.01 Generally

All internal wall surfaces including those in Plant Rooms, Lift Motor Rooms and Service Cupboards but excluding inaccessible service ducts, shall be painted unless noted otherwise elsewhere in this Section.

The requirements of this Section with respect to paint finishes shall apply equally to paint on any other surfaces.

Refer to [Section 8.00 External Walls](#) for Applied Finishes to external façade surfaces.

12.02 Paint Finishes, Materials

Generally – Only '*premium lines*' from Dulux, Taubmans, Rockcote or Wattyl shall be used.

Contractors are informed that other brands / lines are generally not acceptable to OFM. The proposed paint types shall be specified in the tender documents and shall not be changed without the approval of OFM. Paints shall be delivered to the site in the manufacturer's labelled and unopened containers.

Paints and/or colours from different manufacturers shall not be combined in a paint system.

Paint shall not be a Schedule 1 paint within the meaning of, and in specified human contact areas prohibited by the Uniform Paint Standard issued by the National Health and Medical Research Council.

MSDS forms of materials must be available on site at all times.

Colour tinting shall be by the relevant manufacturer unless otherwise approved. The addition of tint or stainers must be in accordance with the manufacturer's recommended colour without detriment to the formula, and provided the tinting produces the required colour without detriment to the durability or aesthetic performance of the product.

Generally only paints made with no or low VOC emissions are to be used. This applies to both interior and exterior applications. Low VOC emissions equate to non flat paints having a VOC content of less than 150g/L and flat paints 50g/L. For door and frame finishes, use water borne formaldehyde free polyurethane with total VOC content below 200g/L. The use of all other paints is to be approved by the Superintendent.

Gloss Level - Flat, low gloss, semi gloss, gloss and full gloss finishes shall be to AS 2310 and AS 2311, Clause 4.1 as applicable. Light coloured internal finishes shall be utilised in order to minimise lighting power densities. Ceiling/wall/floor reflectance shall be at least 70% / 50% / 15% respectively.

12.03 Paint Finishes, Workmanship

Paint and related materials shall be applied in accordance with the requirements of AS 2311, AS 2312, and the manufacturer's recommendations.

Where recommended by the manufacturer, sanding between coats from top to bottom and dust down before recoating shall be specified.

Spray painting of any external or internal surface is not permitted without prior approval from the Superintendent.

Warning notices etc must be placed conspicuously and not removed until paint is dry, unless approval is given and precautions are taken to deny access to all but painting staff.

Painting will not be permitted in dusty conditions, or in unsuitable weather such as when the relative humidity exceeds 85%, or when the surface temperature of the substrate is less than 10°C or more than 50°C, unless the paint is suitable and recommended for such conditions.

During preparation of surfaces, painting and inspection, light levels must be maintained such that the luminance (photometric brightness) of the surface is at least equal to that produced under daylight and/or maximum permanent artificial illumination conditions.

The areas in which painting is being carried out must be adequately ventilated, and precautions must be taken to prevent fire and accumulation of solvent fumes.

Paint-soiled rags, waste, empty cans and other debris arising out of the painting work must be removed from the site upon completion of each day's work.

Paint must be mixed and applied in accordance with the manufacturer's printed recommendations. Paint shall not be mixed in areas or on surfaces liable to damage from spillage.

A suitable container for the washing of brushes, rollers and utensils must be provided by the Contractor. The container must be removed from the site on completion of works in accordance with current environmental practices.

Prior to surface preparation and application of material remove all items such as locks, furniture, hardware, switches and the like and replace upon completion of painting. For light switches and general purpose outlets, precautions must be taken when releasing from surfaces to be painted.

12.04 Paint Systems

The following paint manufacturers and their painting systems are acceptable to OFM:

- Dulux
- Taubmans
- Rockcote
- Wattyl

Other brands of paint shall not be used without the prior written approval of the Superintendent. The manufacturers recommendations with regard to the number of coats and type of paint for each coat must be strictly adhered to for the location and surface to be painted.

12.05 Paint Colours

Generally - Paint colours specified shall be from the Dulux, Taubmans, Rockcote or Wattyl standard range. Differing colours may be selected for individual walls, ceilings, trims, doors, frames, cupboards or any other distinct element of the building. All colour schemes are to be approved by the Superintendent prior to issue.

Specifically -The wall colour to Video Conferencing Rooms shall be 'Taubmans Blue Monet T69-6A' or a colour approved by LES.

Paint finish to the 'Projection Wall' in Lecture Theatres and Seminar Rooms shall be a flat seamless finish in the 'white' to 'off white' colour range to the approval of LES.

12.06 Ceramic Wall Tiles

The use of ceramic wall tiles shall be limited to applications where other impervious materials are not suitable. Where ceramic tiles are used internally as a wall finish, they must not be adhesive fixed directly to off form concrete surfaces or masonry, but shall be fixed to a fibre cement sheet substrate as outlined in [Section 10.00 Internal Walls & Partitions](#).

Wall tiles shall be glazed or semi glazed with grouting in a dark colour. ***White grout shall not be used.***

As a minimum, provide sealed expansion joints at all internal angles and abutments with door frames. Joints shall be full depth of tiles and wall linings.

12.07 Sealants

Sealants shall be selected to be appropriate for their application and shall be colour matched to the finished surface.

12.08 Decorative Wall Finishes

Where decorative wall finishes are used in public foyers, waiting areas, lift lobbies and the like, they must be durable, easily cleaned and impact damage resistant.

12.09 Acoustic Wall Finishes

If fabric faced acoustic treatment is used on walls in lecture theatres, it shall be located above head level or protected by handrails, chair rails or similar to avoid damaged by traffic along side aisles.

12.10 Chair Rails

Provide a chair rail 180mm min. high x 20mm thick comprising custom wood with a plastic laminate finish to exposed face, top and bottom edges, to all walls of seminar rooms, tutorial rooms, video conferencing rooms, computer rooms, open learning areas and meeting rooms.

Consideration shall also be given to the protection of operable walls from damage by chairs.

12.11 Built-in Artwork

The design of foyers and building entrances should consider the installation of artwork on walls.

This artwork will be supplied by GU and may take the form of sculptures, paintings, fabric screens, tile mosaics and the like. Consultants and Contractors will be advised if GU intends to install such artwork, and appropriate provision shall be made in the building fabric to facilitate such installations.

12.12 Wall Finish to Toilets or Wet Areas

Wall finish to toilets and showers shall be 10mm thick 'Trespa Meteon' or approved equal compact laminate panels 1800mm high, with 10mm wide expressed ship lap vertical joints. The top edge of the panels shall align with the top edge of the toilet cubicle partitions. Corner joints shall be mitred.

The panels shall be installed utilising the concealed 'Trespa TS200' rail and bracket system, all in accordance with the manufacturers printed instructions.

Wall surfaces above and below the panels shall be lined fibre cement, with paint finish above to ceiling and the floor finish below. There shall be a minimum of 20mm overlap between the panels and other finishes.

In refurbishment projects where the use of the rail and bracket concealed fixing system will constrain cubicle widths and essential clearances, the use of visible screw fixings to furring channels or battens will be permitted.

Provide splashbacks to all sink units, cleaners' sinks, hand basins and safety showers. Where these exist in isolated locations, provide a splashback which shall extend from the top edge of the skirting to at least 300mm above the top edge of the fixture and on each side.

Splashbacks shall generally be a single sheet of 10mm thick compact laminate attached to the wall with mechanical fixings. Splashbacks to safety showers in laboratories may be a continuation of the sheet vinyl coved skirting and shall extend to the ceiling line.